



# City of Carmel

## CARMEL PLAN COMMISSION AGENDA

**April 18, 2006**

**6:00 p.m.**

**City Hall, 2nd Floor**

**One Civic Square**

**Carmel, IN 46032**

### **Agenda Items**

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**

**1H. Docket No. 06010003 Z: Guerrero Property PUD**

The applicant seeks to rezone 38.8 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing attached single-family residences and townhomes.

The site is located at the northwest corner of Towne Road and 131<sup>st</sup> Street.

Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.

**2H. Docket No. 06010025 DP/ADLS: Huntington National Bank**

The applicant seeks Development Plan, Architectural Design, Lighting, and Signage approval for 1.155 acres, for the purpose of building a bank on an outlot on a larger retail commercial parcel.

The site is located at 10925 North Michigan Road and is zoned B2/Business.

Filed by Brad Schneider of Professional Design Group for Huntington National Bank.

- 3H. **Docket No. 06030003 DP Amend/ADLS: REI Medical Office Building**  
The applicant seeks to build a 2-story, 34,000-square foot medical office building on 7.54 acres.  
The site is located at 11911 North Pennsylvania Street and is zoned B-6/within the US 31 Overlay.  
Filed by Joseph Scimia for REI Real Estate Services, Inc.
- 4H. **Docket No. 06030005 PP: Village on the Monon**  
The applicant seeks to plat 19 lots on 6.29 acres.  
The site is located at 1320 Rohrer Road and is zoned R1 Residential  
Filed by Kevin Roberts of DeBoy Land Development Services for The Anderson Corporation.
- 5H. **Docket No. 06030008 Z: 1003 E. 106th Street Rezone**  
The applicant seeks a rezone from R3 to B5 to allow neighborhood scale office/commercial use.  
The site is located 1003 E. 106<sup>th</sup> Street and is zoned R3 Residential/within the Home Place Business District Overlay.  
Filed by Michael Godfrey of Brunson and Company.
- 6H. **Docket No. 06040002 SW: Woods at Lions Creek**  
The applicant seeks the following subdivision waiver:  
**06040002 SW** SCO Chapter 6.03.20 Request to allow private streets  
The site is located at east of W. 138<sup>th</sup> Street and West road and is zoned S1 Residential  
Filed by Dave Barnes of Weihe Engineering for JC Developers, LLC.

**I. Old Business**

- 1I. **Docket No. 06020016 PP: Woods at Lions Creek**  
The applicant seeks to plat 33 lots on 59.097 acres.  
The applicant also seeks the following Subdivision Waivers:  
**Docket No. 06020019 SW:** SCO Chapter 6.05.01  
Lots – request to permit lots with less than 50 feet of right of way frontage  
**Docket No. 06020020 SW:** SCO Chapter 6.05.07  
Orientation of Home – request to allow dwellings to face internal street  
**Docket No. 06020021 SW:** SCO Chapter 6.03.07  
Cul-de-sac Length – request to have cul de sac in excess of 600 feet in length  
**Docket No. 06020022 SW:** SCO Chapter 6.03.21  
Stub Streets – Request to have only one point of access (no stub streets)  
The site is located at 4343 W. 138<sup>th</sup> Street and is zoned S1 Residential  
Filed by Allen Weihe of Weihe Engineering for JC Developers, LLC.

2I. **Docket No. 05050003 Z: Fortune Rezone**

The applicant seeks to rezone 43.6 acres from S1 to PUD for the purpose of developing a site with single family homes, townhomes, and limited commercial uses. The site is located at 2555 W 131<sup>st</sup> Street and is zoned S1.

Filed by Charlie Frankenberger for Indiana Land Development Corp.

3I. **Docket No. 06020005 OA: Michigan Rd Overlay**

The applicant seeks to amend the Zoning Ordinance in order to amend the development standards in Zoning Ordinance Chapter 23C .

Filed by the Carmel Department of Community Services.

J. **New Business**

K. **Adjournment**